



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
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STAFF RECOMMENDATION

1601 Russell Street

June 20, 2012

Application: New construction--addition, Setback reduction, Exterior alterations and Setback reduction

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08313037800

Applicant: John Root, architect

Project Lead: Robin Zeigler robin.zeigler@nashville.gov

Description of Project: Application is to construct a duplex addition to an existing historic house at the corner of South 16th and Russell Streets. The addition will require a setback reduction. The applicant also proposes to replace the existing non-historic windows with windows of a more appropriate proportion.

Recommendation Summary: Staff recommends approval of the addition at 1601 Russell Street with the conditions that:

1. The applicant submit final material and design specifications for the windows of the addition, vehicular and pedestrian doors, and fencing;
2. The applicant submit information on any other opening alterations for the sides and rear of the existing house;
3. Windows be added to the South 16th Street elevation of the garage;
4. The existing porch posts of the historic house be retained;
5. The vinyl siding of the historic house be removed and the wood siding beneath be repaired, unless staff finds it irreparable; and
6. The mechanicals be located beyond the midpoint of the house.

With these conditions, Staff finds the project to meet the design guidelines for additions and new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

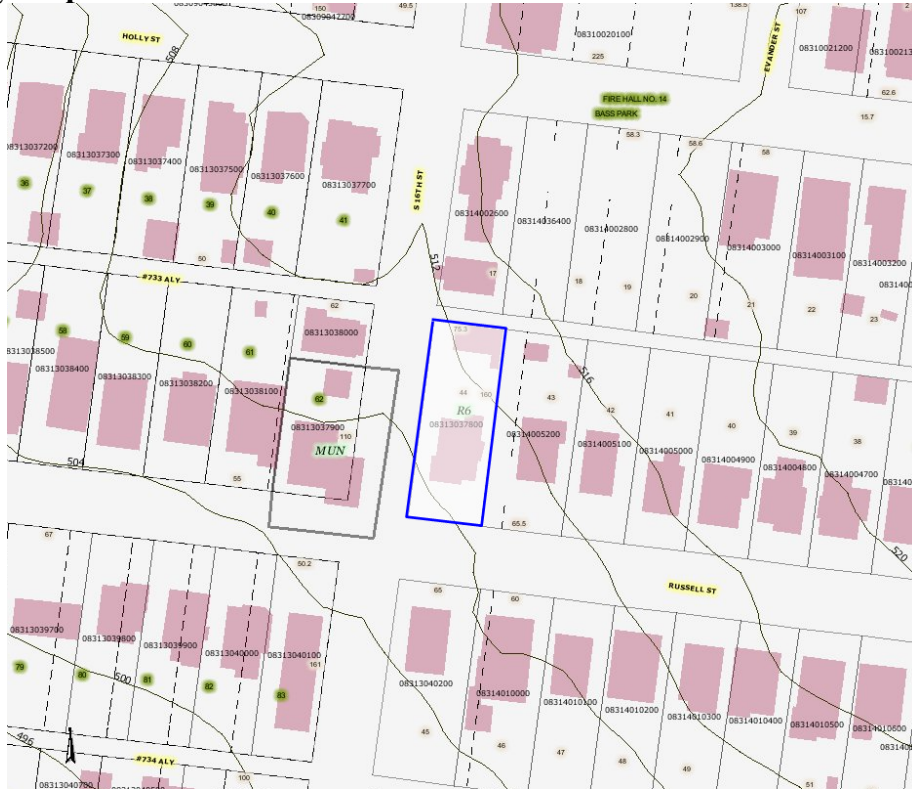
Attachments

A: Photographs

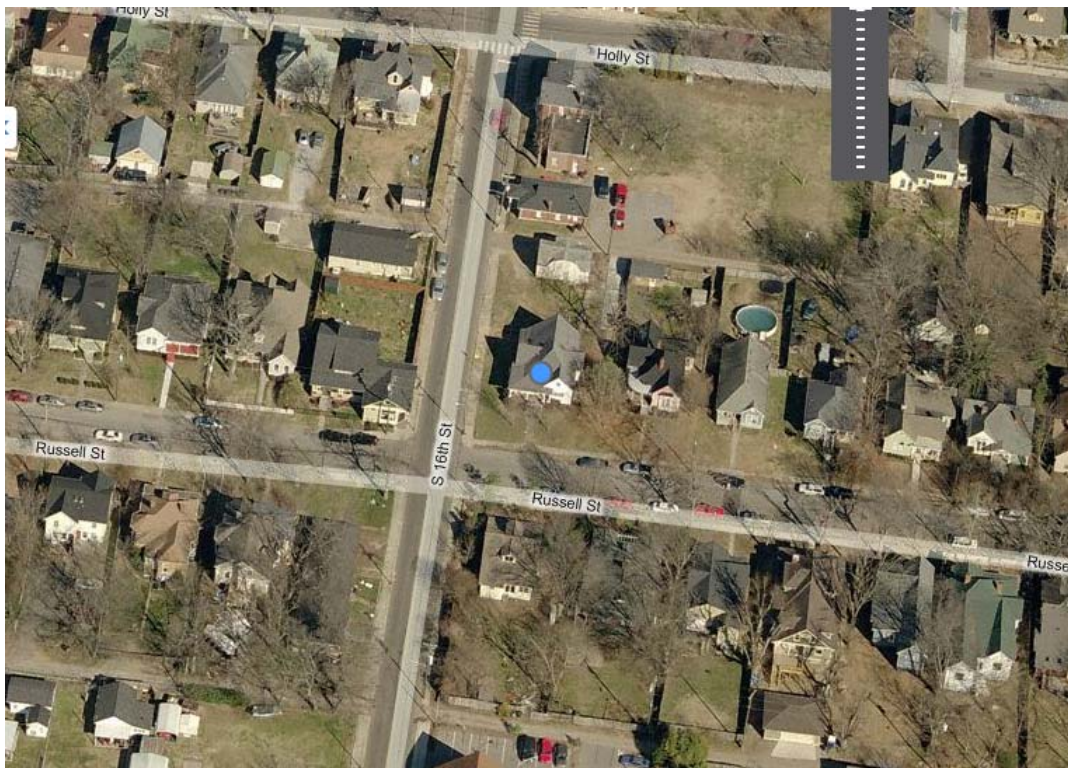
B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

1. Height

New buildings must be constructed to the same number of stories and to a height which is compatible with the height of adjacent buildings.

The height of the foundation wall, porch roof, and main roofs should all be compatible with those of surrounding historic buildings.

2. Scale

The size of a new building; its mass in relation to open spaces; and its windows, doors, openings, and porches should be visually compatible with the surrounding buildings.

Most historic residential buildings have front porches. To keep the scale appropriate for the neighborhood, porches should be a minimum of 6' deep in most cases.

Foundation lines should be visually distinct from the predominant exterior wall material.

Examples are a change in material, coursing or color.

3. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent buildings must be maintained. When a definite rhythm along a street is established by uniform lot width and building width, infill new buildings should maintain the rhythm.

4. Relationship of Materials, Textures, Details, and Material Colors

The relationship and use of materials, textures, details, and material color of a new building's public facades shall be visually compatible with and similar to those of adjacent buildings, or shall not contrast conspicuously.

T-1-11- type building panels, "permastone", E.I.F.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a minimum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

5. Roof Shape

The roofs of new buildings shall be visually compatible, by not contrasting greatly, with the roof shape and orientation of surrounding buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

7. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (*walls*) to voids (*door and window openings*) in new buildings shall be visually compatible with the surrounding buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district.

In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings. (Brick molding is only appropriate on masonry buildings.)

Brick molding is required around doors, windows and vents within masonry walls.

8. Outbuildings

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible in terms of height, scale, roof shape, materials, texture, and details.

Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. Brick, weatherboard, and board - and -batten are typical siding materials. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim). Generally, the minimum roof pitch appropriate for outbuildings is 12:4. Decorative raised panels on publicly visible garage doors are generally not appropriate. Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels. Publicly visible windows should be appropriate to the style of the house.

Roof

- *Generally, the eaves and roof ridge of any new accessory structure should not be higher than those of the existing house.*
- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but must maintain at least a 4/12 pitch.*
- *The front face of any dormer must be set back at least 2' from the wall of the floor below.*

Windows and Doors

- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Publicly visible windows should be appropriate to the style of the house.*

- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*

Siding and Trim

- *Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.*
 - *Four inch (4") (nominal) corner-boards are required at the face of each exposed corner.*
 - *Stud wall lumber and embossed wood grain are prohibited.*
 - *Four inch (4") (nominal) casings are required around doors, windows, and vents within clapboard walls. (Brick molding is not appropriate on non-masonry clad buildings.)*
 - *Brick molding is required around doors, windows, and vents within masonry walls.*
- b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- 1. where they are a typical feature of the neighborhood*
 - 2. When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*
- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

9. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fences, and walls, shall be visually compatible with the environment of the existing buildings and sites to which they relate.

10. Additions to Existing Buildings

- a. New additions to existing buildings should be kept to a minimum and should be compatible in scale, materials, and texture; additions should not be visually jarring or contrasting.

A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

- b. Additions should not be made to the public facades of existing buildings. Additions may be located to the rear of existing buildings in ways which do not disturb the public facades.

Placement

- *Additions should be located at the rear of the existing structure.*
- *Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.*
- *Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.*
- *In rare and special circumstances an addition may rise above or extend wider than the existing building, however, no part of any addition may simultaneously rise higher and extend wider than the existing building.*
- *When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure and should be subservient in height, width and massing to the historic structure.*
 - *Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.*
 - *To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.*

Additions taller than existing building

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option:

1. *Additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the mass of the addition.*

Rear additions wider than existing building

- *Rear additions that are wider than or equal in width to an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.*

Foundation

- *Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding) since the change in materials will allow for a minimum of a four inch (4") inset.*
- *Foundation height should match or be lower than the existing structure.*
- *Foundation lines should be visually distinct from the predominant exterior wall material. Examples are a change in materials or a change in masonry coursing, etc.*

Roof

- *The height of the addition's roof and eaves must be less than or equal to the existing structure.*
- *Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.*

- c. *Additions must not imitate earlier styles or periods of architecture.*

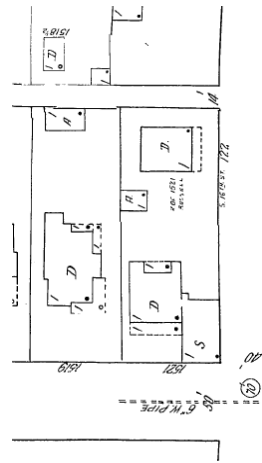
Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

- d. The creation of an addition through the enclosure of a front facade porch is inappropriate and should be avoided.

Additions should following all New Construction guidelines.

Background: 1601 Russell Street is a contributing house to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay and was constructed in 1914.

The lot across South 16th Street is an example of early mixed-use development that historically took place at crossroads. 1521 Russell Street was constructed c. 1915 as the residence and grocery of George Q. and Cora Whitenton. A few years later it was the Parsons & Yocum grocery. It continued as a resident/grocery until the 1950s. 122 South 16th Street is a subdivision of the original 1521 Russell lot and may have been constructed for Parsons or Yocum in the 1920s or 30s so that both partners could live on site. Early city directories list both the Parson and Yocum families at this address at one point.



1914 Sanborn Fire Insurance Map



1521 Russell Street



122 South 16th Street

Analysis and Findings:

Location & Development Pattern: Research of two dwellings on corner lots shows that historically the second home was towards the back of the lot, faced the numbered side street, was often the same number of stories as, but subordinate to, the primary building, and only had one garage, if any, with access from the alley, where it exists.

The proposed location of the addition is to the rear of the existing house, as required by the design guidelines and as seen in the historic development of corner lots. There is only one garage proposed and it, and the parking area for the existing dwelling, is accessed from the alley.

The project includes the addition of a side dormer for the existing building. It is located behind the right bay and so will be visible from the street.

Height & Scale: Both the existing building and the proposed addition read as two different one and one-half story homes with a connector that is eleven feet and two inches tall from the finished floor and approximately sixteen feet (16') long. It sits back from the sidewall of the existing house by approximately six feet and from the front wall of the new house by fifteen feet (15'). The addition is twenty-seven feet and three inches (27' 3") from finished floor, which is three feet (3') shorter than the existing house. The eave height of the addition is approximately one foot (1') taller than the existing eave height and the foundation lines of the two homes are similar. An exact match of foundation heights is not possible due to the grade changes of the lot. The footprint of the addition is eleven hundred and fifty-five square feet (1155 sq. ft.) or sixty percent of the existing house (1944 square feet). The porch is approximately seven and one-half feet (7.5') deep. These measurements create an addition that is subordinate to the existing dwelling.

With the new addition and garage, there will be approximately sixty-percent (60%) open space. The open space in the immediate vicinity varies between approximately twenty percent (20%) and eighty-five percent (85%) with an average of approximately fifty-seven percent (57%). Staff finds 60% to fit the context.

The project meets sections II.B. 1 and 2 of the design guidelines.

Setback and Rhythm of Spacing: The applicant is requesting rear and side setback reductions from the bulk zoning requirements. Ten feet (10') is required for a garage that has alley facing doors, as this one does; however, historically garages were located on, or near, the rear property line. This type of setback request has been granted by the Commission in numerous instances because of the historic context.

The only section of the addition that crosses the required corner lot side setback requirement is a portion of the porch. Pulling the addition forward slightly allows for vehicular alley access to the existing building rather than requiring a new curb cut on Russell or South 16th Streets. The portion that encroaches into the setback area is a small portion of the porch, which is open in nature. In addition there is historic precedent for

buildings to come up to the side property line, just across the street and immediately behind this lot.

The project meets section II.B. 3 of the design guidelines.

Relationship of Materials, Textures, Details, and Material Colors: The foundation is CMU, the cladding cement fiber lap siding with a five inch (5") reveal and cedar shingles and the roofing material is graphite colored asphalt shingle (entire house, not just additions) with the exception of the awning over the garage door which is metal. The front steps are concrete, the trim, fence, pedestrian doors and deck are all wood. All materials for the garage are the same with the exception of the garage door, which is MDF. The walkways are concrete. Staff recommends final review of the window and vehicular and pedestrian door specifications.

The windows for the addition are aluminum clad wood windows. In addition, the applicant proposes replacing the front windows of the existing house with aluminum clad wood windows and the existing vinyl siding with smooth cement fiber lap siding with a minimum of a five inch (5") reveal. (See more discussion about replacement windows under "Proportion and Rhythm of Openings.") Since this action is part of a larger project, staff recommends approval of removal of the vinyl siding with the condition that staff examine the condition of any wood cladding that might be extant beneath and require repair of this cladding, if possible. If repair is not possible, staff recommends approval of the cement fiber lap siding. In the past, when cladding has been fully replaced on a historic building, the Commission has required that the replacement siding be wood. Staff asks that the Commission revisit that decision for both Historic and Neighborhood Conservation Zoning Overlays, since new wood is really not the same product as old wood, and allow for cement fiber siding for any project that calls for full cladding replacement.

Using the same argument, that new wood is not the same as old wood, staff recommends the aluminum clad wood windows for the existing house, since the original windows are no longer extant. If the Commission agrees, this would set a precedent for future projects in both types of overlays, when the wood windows are beyond repair or no longer extant.

The brick pedestal and wood posts of the front porch was a typical alteration to Victorian era homes as way to modernize them. In this case, they appear to have been there for more than sixty years and have become a part of the building's "story" and history. Staff recommends retaining the existing porch posts. In addition, the original porch post design is unknown and replacing them with a new design could create a false sense of history. With this condition met, the project meets section II.B.4 of the design guidelines.

Roof Shape: The roof pitch (12/12) and form of the addition matches the existing house. The garage has a clipped gable form that although different from the existing house and addition; helps the massing of the garage to appear even more subordinate to the addition and is a common roof form elsewhere in the district.

The project meets section II.B.5 of the design guidelines.

Proportion and Rhythm of Openings: The windows and doors are similar in proportion and rhythm to the existing house, with the exception of the garage. Although garages often did not have windows, the South 16th Street elevation of the proposed garage is highly visible. Two windows would maintain the rhythm of solids to voids seen along South 16th Street and break up this otherwise, blank wall.

The applicant proposes to remove the existing non-historic windows of the Queen Anne style historic house. The earliest photograph found so far, shown top right (c.1945), also shows non-historic windows. Since there is no evidence of original dimensions remaining, the applicant has chosen windows that are appropriate for this style of house in terms of proportions; and windows that are a simple design, rather than trying to replicate a diamond-light window which is sometimes found on homes of this era. The replacement windows are all double-hung sashes with the exception of a fixed window with transom on the right bay. Fixed “picture” windows with transoms are not unusual for this style of home. (Existing conditions shown bottom right.) Staff recommends final approval of the windows and for information about the alteration or replacement of any other windows or doors.



With these conditions met, the project meets section II.B.6 of the design guidelines.

Connection: The addition will only require the removal of the rear porch roof and slab, which is not a character defining feature and the addition will be attached in a way that will not alter the original form of the house and require removal of the existing rear wall.



Appurtenances: The new walkway will be concrete and the rear driveway is pea gravel. A six foot (6') wood fence is proposed for the interior lot line starting from midway back on the existing building and ending at the alley, which is an appropriate location for a privacy fence. A three foot and six inch (3' 6") wood fence is proposed around the addition to further distinguish it from the existing building. The design of the fencing was not provided; therefore staff recommends final review of the fence design.

The mechanicals for the new building are located on the right side, towards the front of the house. Staff recommends they be located beyond the midpoint of the house.

With these conditions met the project meets II.B. 7 of the design guidelines.

Staff recommends approval of the addition at 1601 Russell Street with the conditions that:

1. The applicant submit final material and design specifications for the windows of the addition, vehicular and pedestrian doors, and fencing;
2. The applicant submit information on any other opening alterations for the sides and rear of the existing house;
3. Windows be added to the South 16th Street elevation of the garage;
4. The existing porch posts of the historic house be retained;
5. The vinyl siding of the historic house be removed and the wood siding beneath be repaired, unless staff finds it irreparable; and
6. The mechanicals be located beyond the midpoint of the house.

With these conditions, Staff finds the project to meet the design guidelines for additions and new construction in the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.



The accessory structure seen in this photo no longer exists.



The garage shown in this photo no longer exists.



House across South 16th Street from the proposed project, 1521 Russell Street.



Corner of Russell and South 16th Street, looking down South 16th with the proposed project site on the right.



Holly Street Fire Station located behind the proposed site. Existing house seen in the distance, 1521 Russell Street.



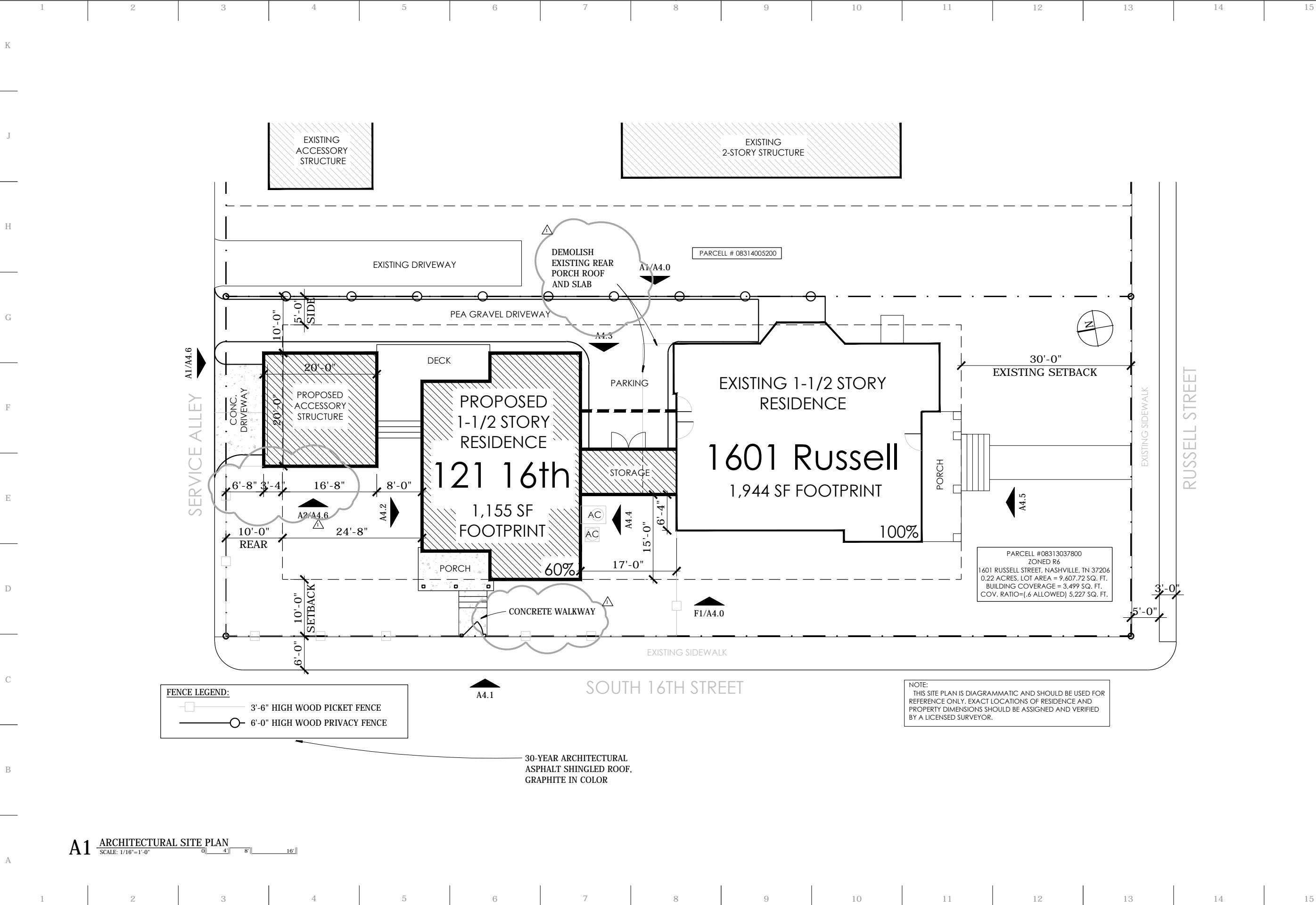
Looking from the alley behind the proposed project site across South 16th Street, 122 South 16th Street.



Proposed project site.



Proposed project site.

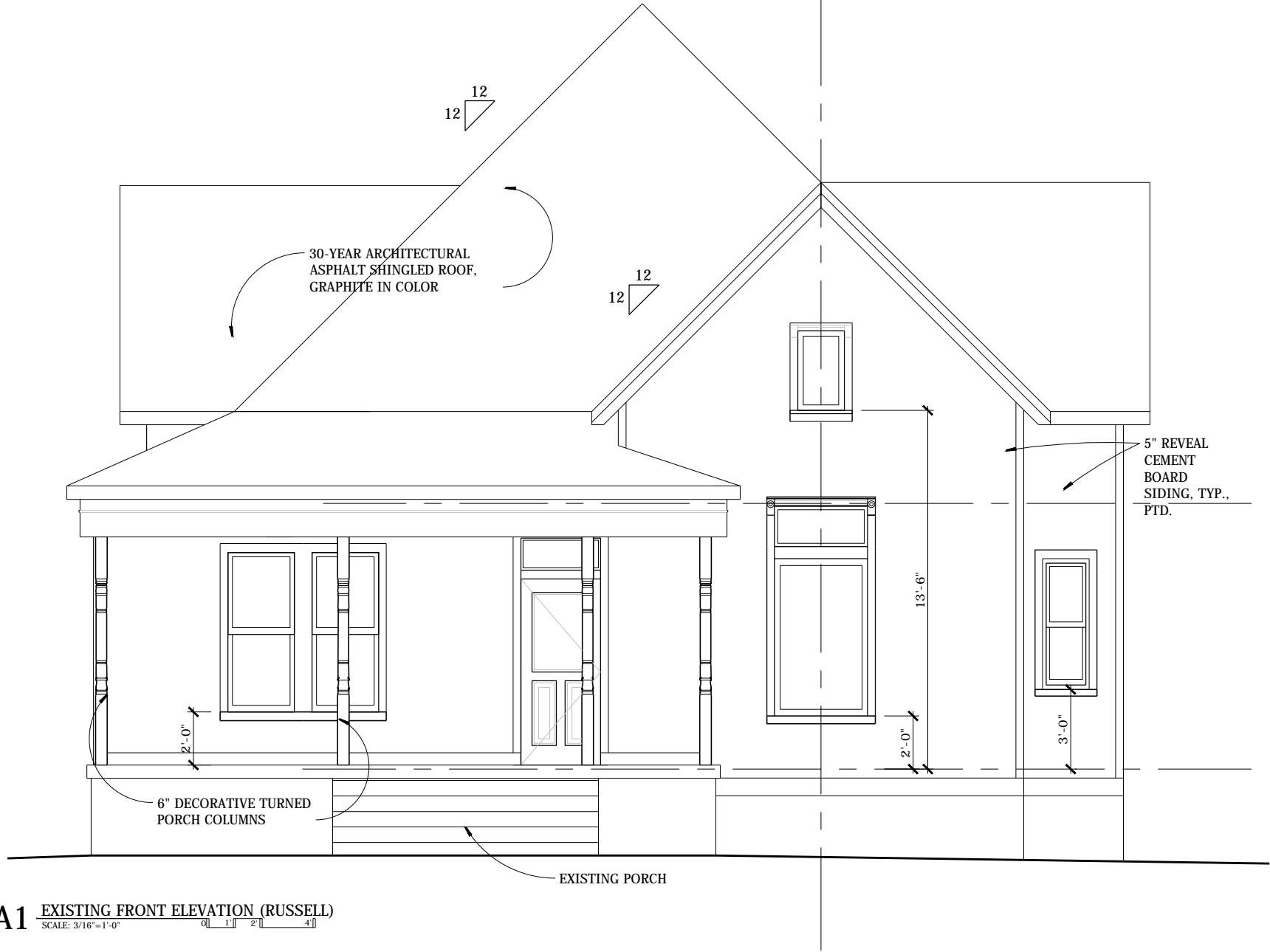


A1 ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"

A1 EXISTING FRONT ELEVATION (RUSSELL)

SCALE: 3/16"=1'-0"

0 1 2 4



EXTERIOR ELEVATIONS

#1295
NEW CONSTRUCTION:

1601 Russell Street
NASHVILLE, TN 37206

REV: 0 DATE: 06.12.12

DESC: HISTORIC APPROVAL

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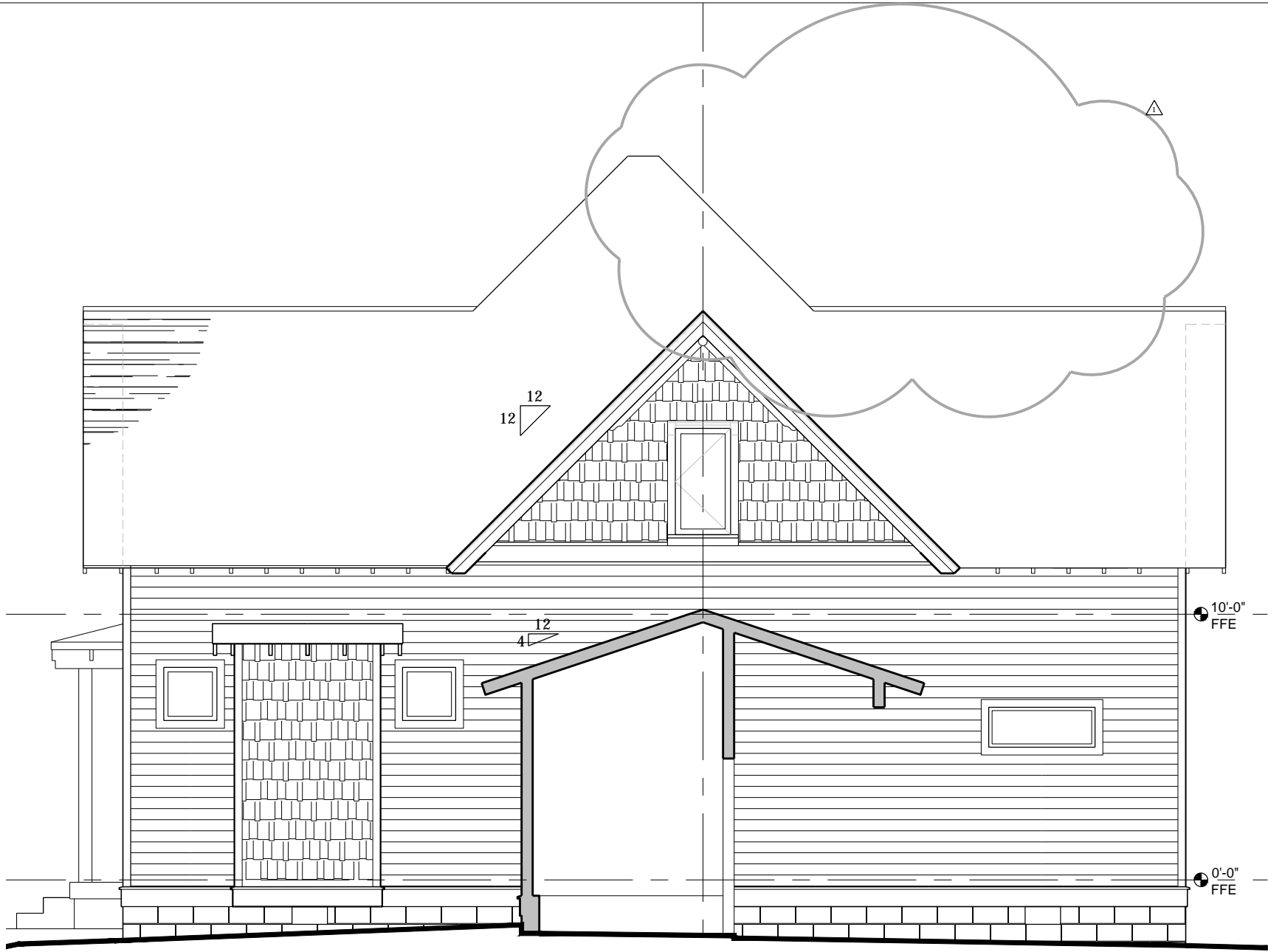
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A4.5

A1 SIDE ELEVATION

SCALE: 3/16"=1'-0"

0 1' 2' 4'



EXTERIOR ELEVATIONS

#1295

NEW CONSTRUCTION:

1601 Russell Street

NASHVILLE, TN 37206

REV: DATE: DESC:

0

06.06.12

06.12.12

HISTORIC APPROVAL

HISTORIC APPROVAL

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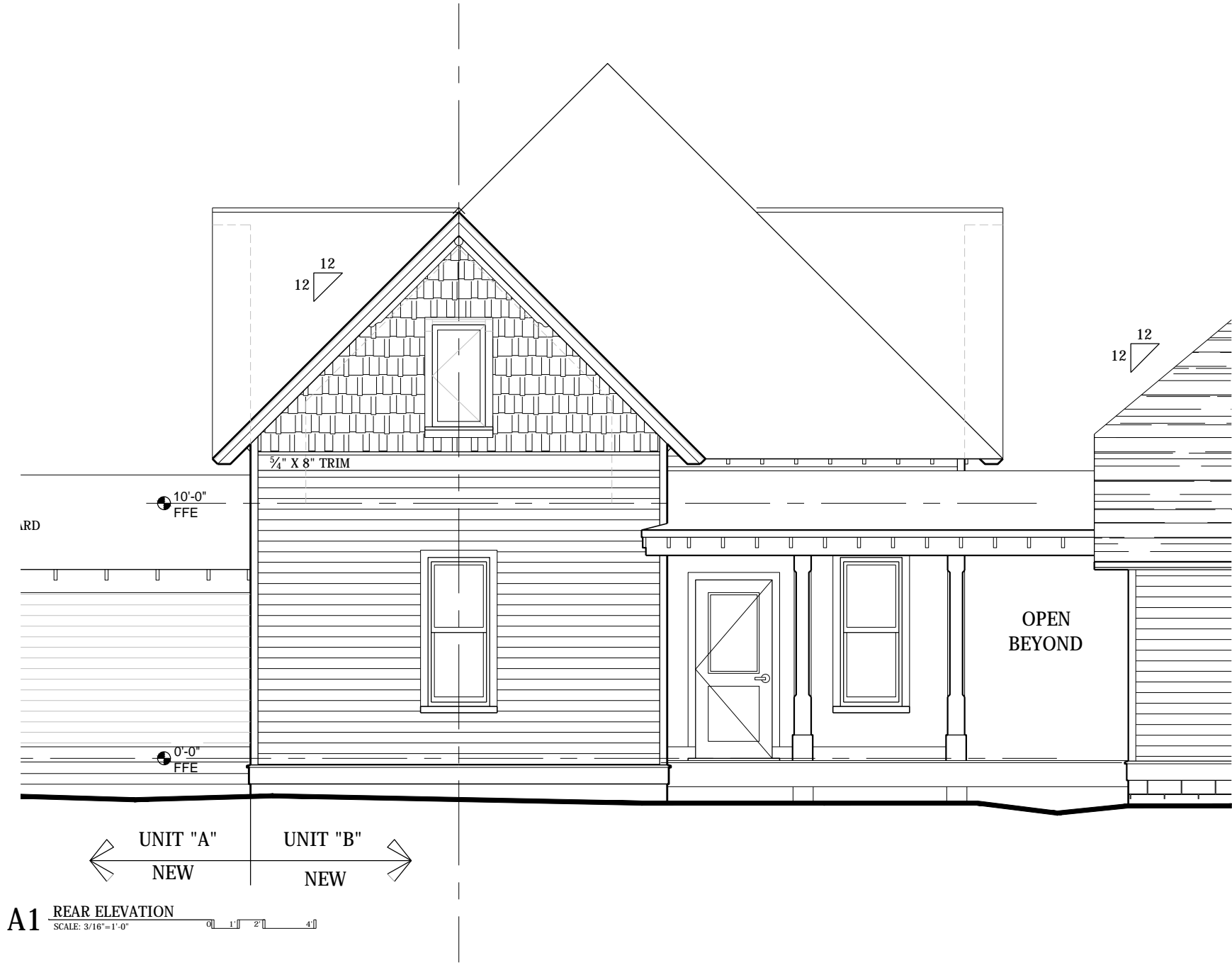
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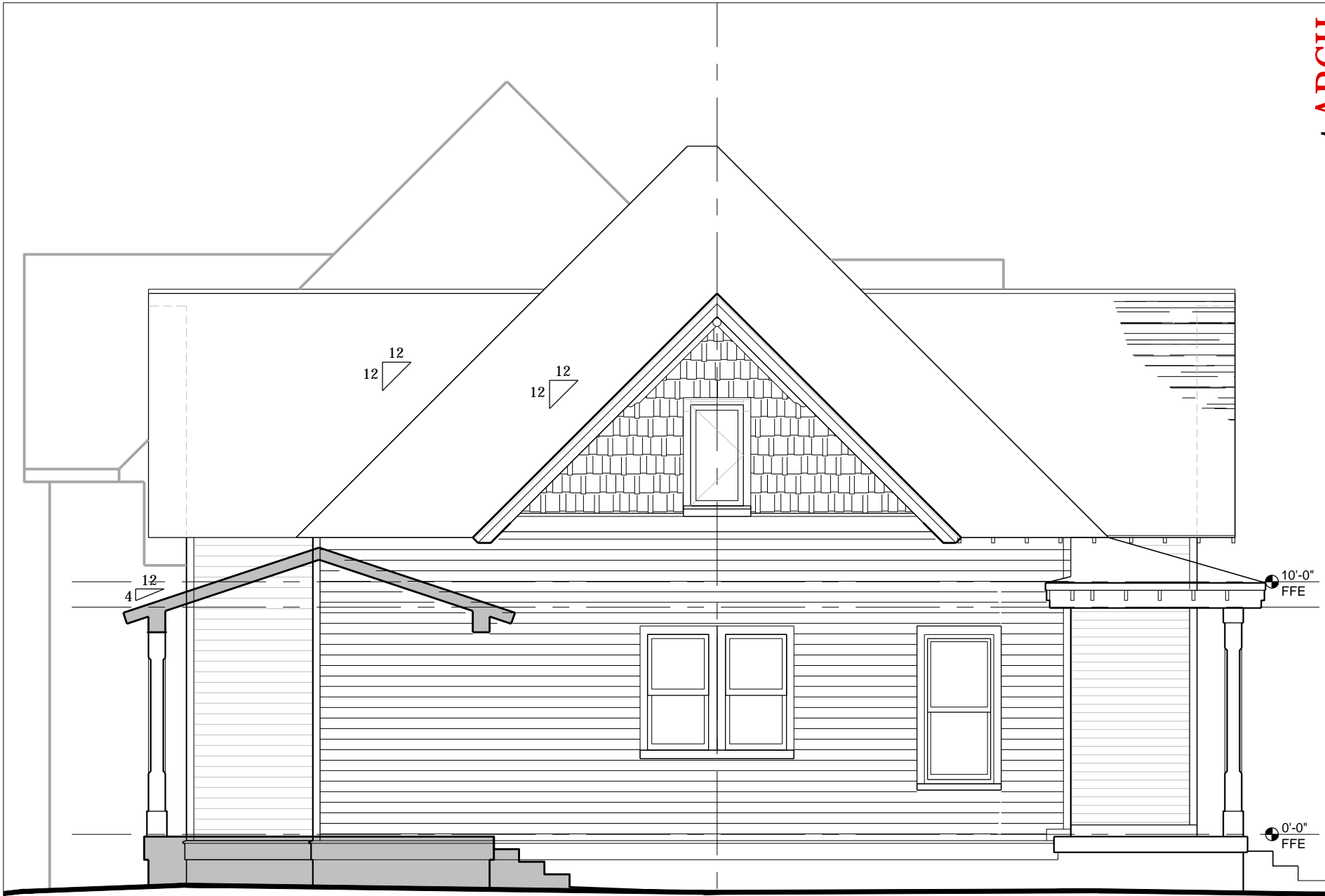
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A1 SIDE(ALLEY) ELEVATION
SCALE: 3/16"=1'-0" 0 1' 2' 4'

EXTERIOR ELEVATIONS

#1295

NEW CONSTRUCTION:

1601 Russell Street

NASHVILLE, TN 37206

REV: DATE: DESC:

0 06.06.12

1 06.12.12

HISTORIC APPROVAL

HISTORIC APPROVAL

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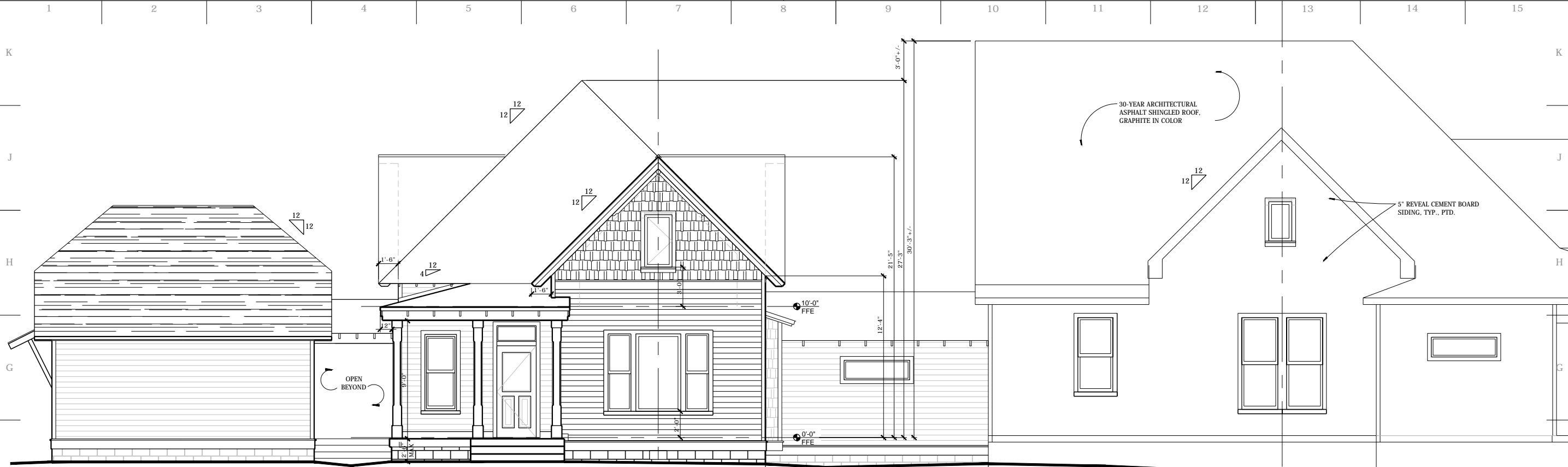
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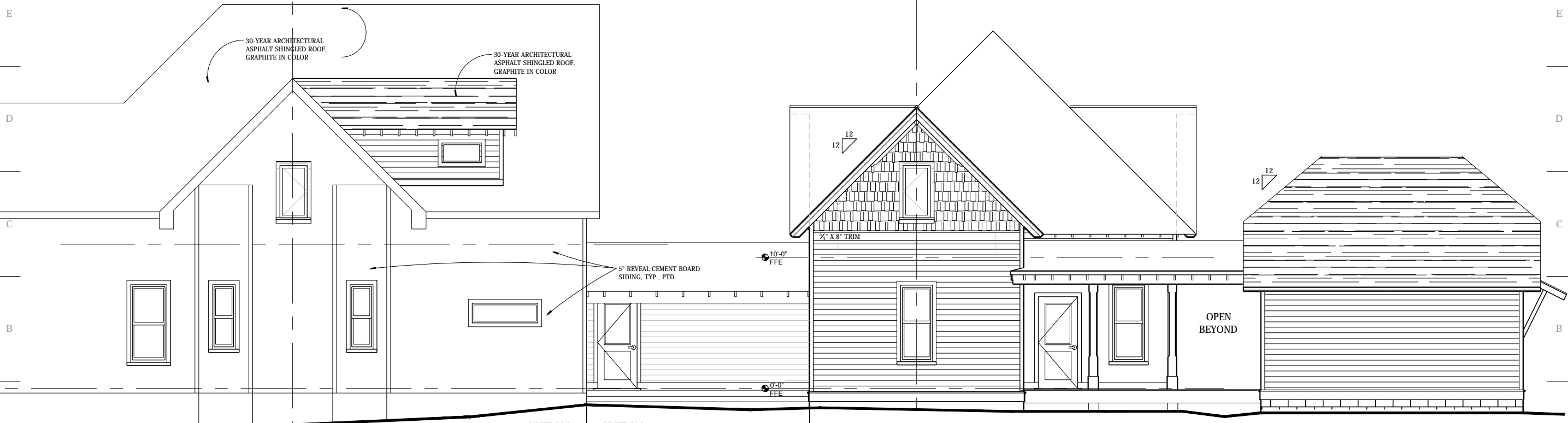
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F1 FRONT(16TH STREET) ELEVATION
SCALE: 1/8"=1'-0" 0 1 2 4 8

UNIT "B" UNIT "A" UNIT "A" UNIT "A"
NEW NEW NEW EXISTING



A1 SIDE/REAR ELEVATION
SCALE: 1/8"=1'-0" 0 1 2 4 8

UNIT "A" UNIT "A" UNIT "A" UNIT "B"
EXISTING NEW NEW NEW

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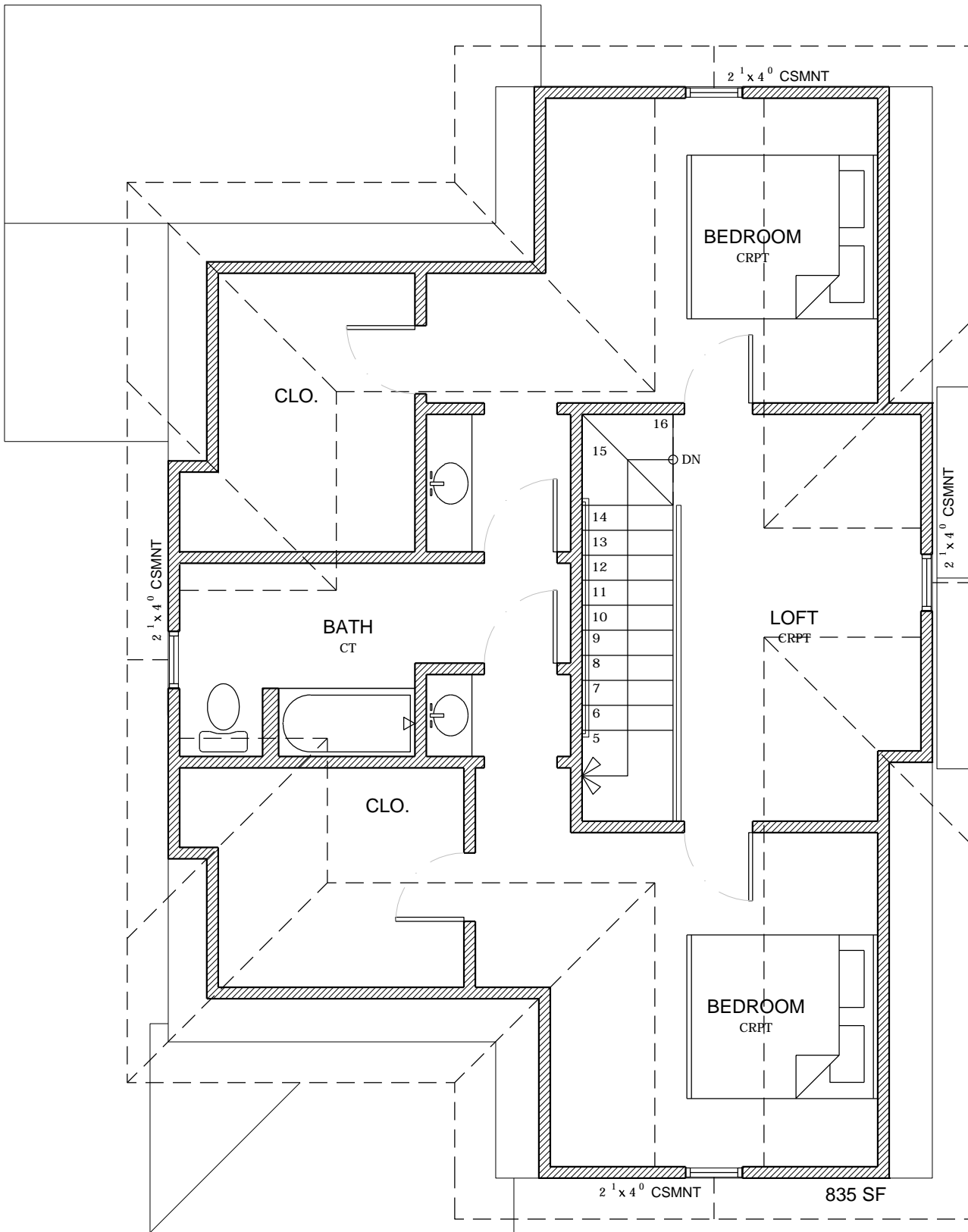
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COMBINED ELEVATIONS

REV.	DATE:	DESC:
0	06.06.12	HISTORIC APPROVAL
1	06.12.12	HISTORIC APPROVAL

#1295
NEW CONSTRUCTION:
1601 RUSSELL STREET
NASHVILLE, TN 37206

A4.0



A1 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

CONSTRUCTION PLANS

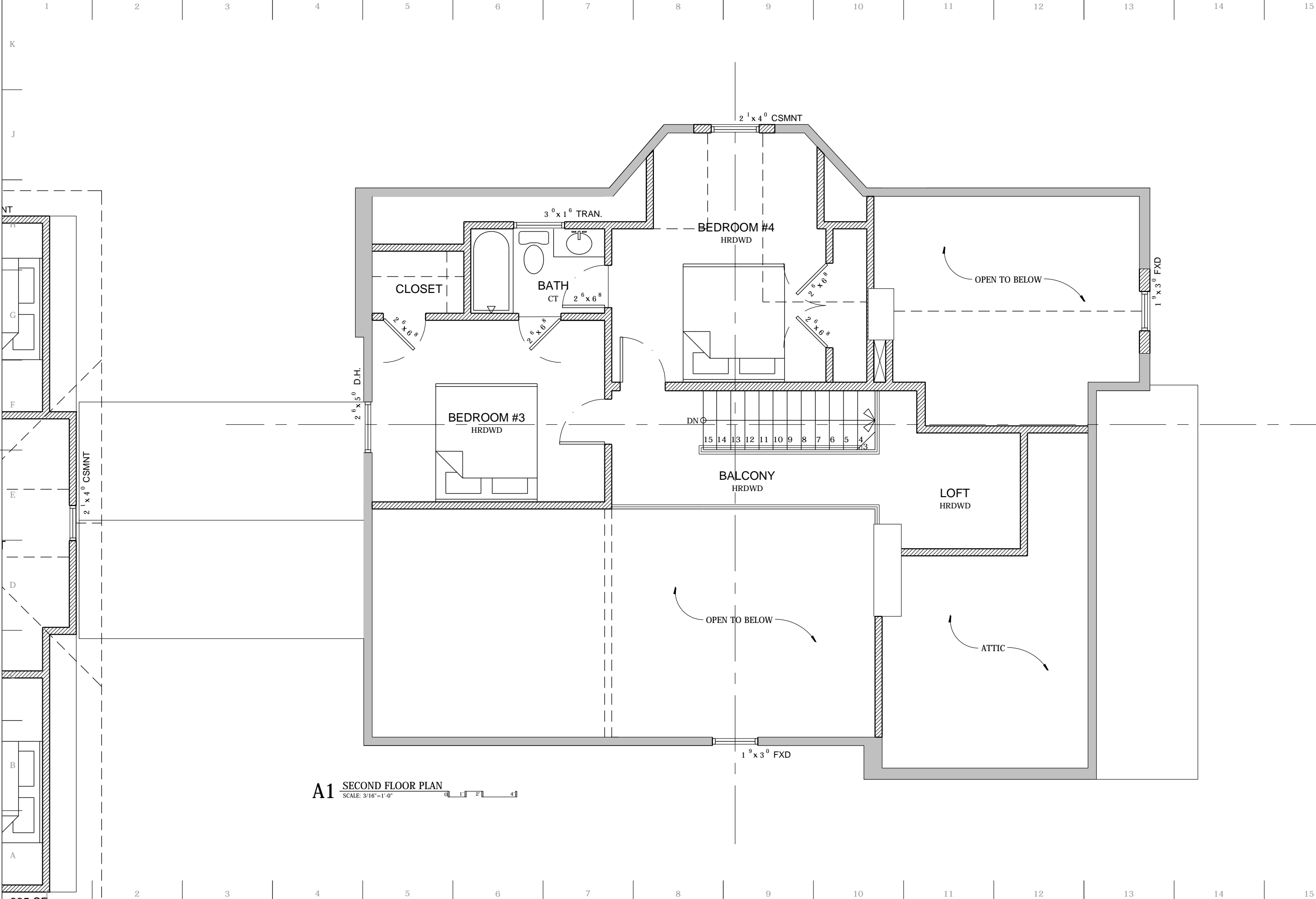
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NEW CONSTRUCTION:
1601 Russell Street
NASHVILLE, TN 37206

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1	06.12.12	HISTORIC APPROVAL

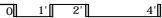
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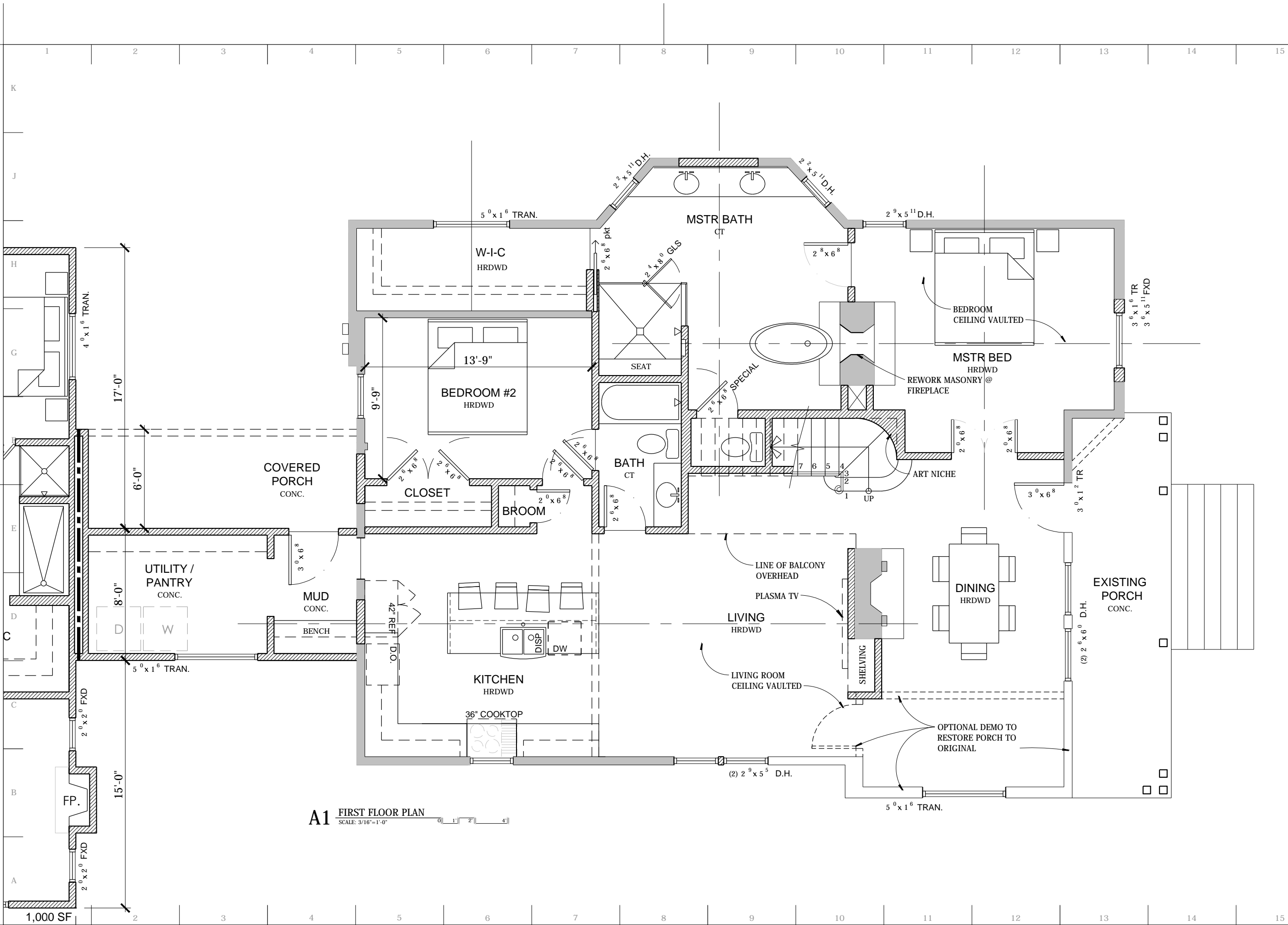
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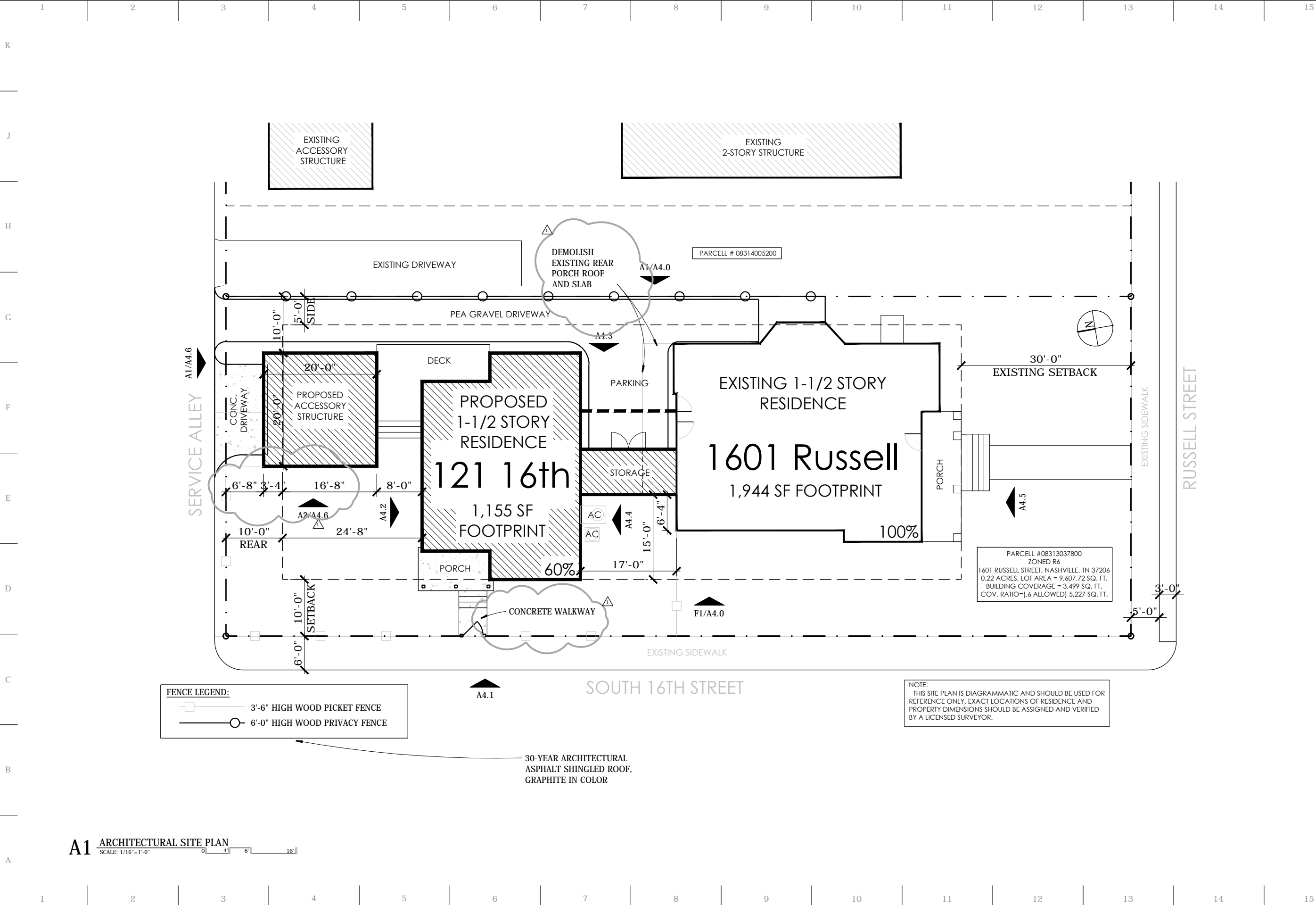
A1 SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"





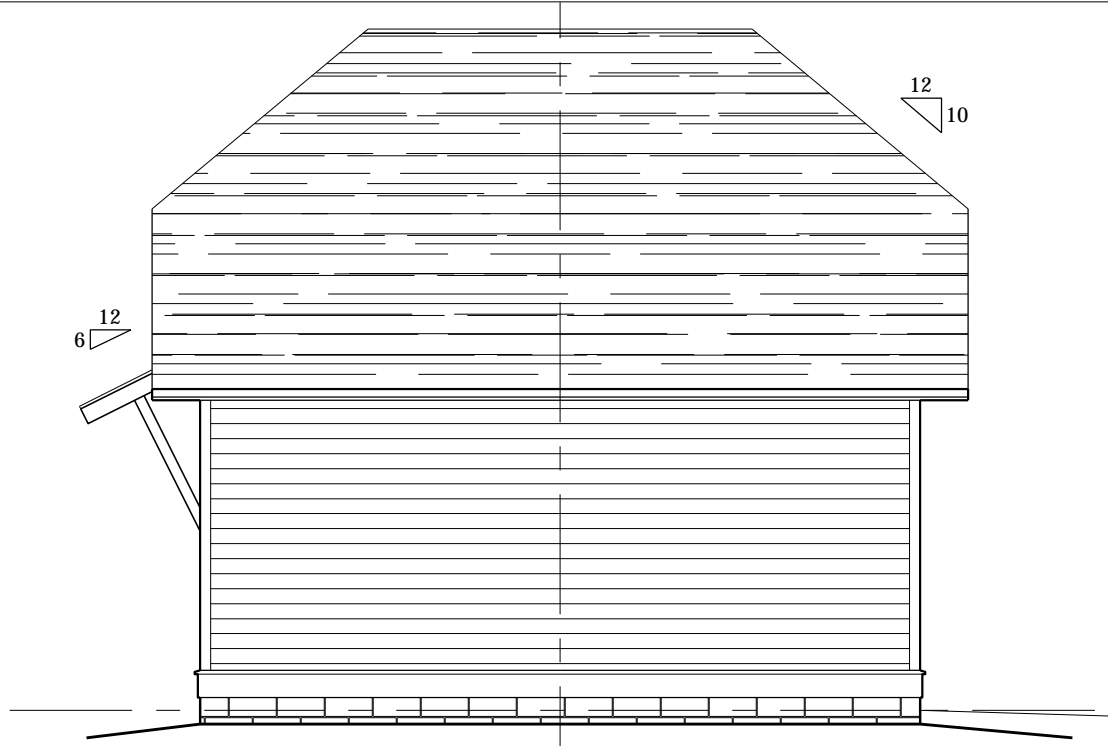


A1 FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



REV	DATE	DESC
0	06.06.12	HISTORIC APPROVAL
1	06.12.12	HISTORIC APPROVAL

A2 TYP. SIDE ELEVATION
SCALE: 3/16"=1'-0"



A1 ALLEY ELEVATION
SCALE: 3/16"=1'-0"

